

Gorgeous 3-bed stone cottage with outbuilding & great potential in a lovely countryside setting - come & see!



## INFORMATION

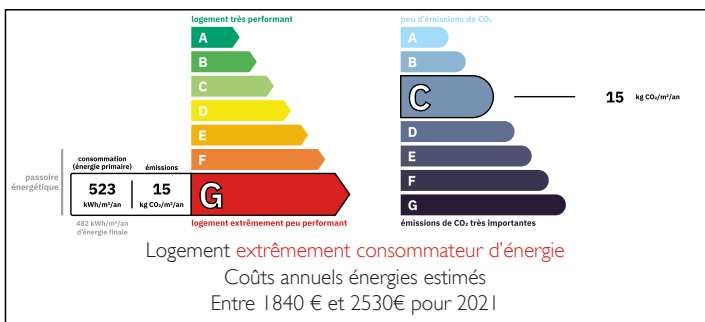
|             |          |
|-------------|----------|
| Town:       | Peillac  |
| Department: | Morbihan |
| Bed:        | 3        |
| Bath:       | 2        |
| Floor:      | 105 m2   |
| Plot Size:  | 1625 m2  |

## IN BRIEF

This detached stone house is charming, set in a quiet corner with peaceful countryside views, a gorgeous sunny undisturbed corner with plenty of room to play or to sit & relax in. The entrance hall opens into the lounge with woodburner (& back boiler) on the right & the kitchen/dining room on the left, then leading off to a utility room & toilet. The back door is opposite the front door, opening onto your secluded, sheltered back garden, currently laid to easy-maintenance grass. Upstairs is the master bedroom with dressing room, two other bedrooms & a stylish family bathroom.

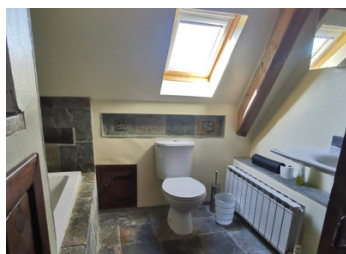
Outside, there is a potential for extension (subject to permission) into a courtyard and stone building/workshop. The hamlet has 2 other homes on the opposite side, this house has old stone buildings to one side of it &...

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

The main house has already been renovated upstairs (3 bedrooms, 1 bathroom with WC) while keeping the original charm downstairs (salon, cuisine salle à manger, buanderie avec WC). The roof was retiled in 2005/06 but the house probably needs a more modern septic tank.. The property is in a quiet hamlet with only 2 other houses but with several old stone farm barns to give a rustic ambiance. It is a few minutes' drive from nearby villages and within 10/15 minutes drive of larger towns, under 1hr to Vannes and just over 1hr to Rennes. Ideal as a holiday home or with great potential for a family home in the countryside. Please get in touch to book your visit now and see this charming property in its attractive setting.

Approximate room sizes:

Entrée 10m2 leading to open plan area divided into -

Lounge 29m2 with woodburner (with backboiler for heating system)

Kitchen/dining room 29m2

Utility room with toilet 3.5m2

Stone staircase leading up to:

Master bedroom - 13m2 (measured at 1.8m height) and 23m2 at floor level, with a walk-in wardrobe space of 5m2,

Bedroom 2 - 8m2 (at 1.8m height), 11m2 at floor level,

Bedroom 3 - 6m2 (at 1.8m height), 8.5m2 at floor level.

Bathroom - 6m2 including the bath.

Outbuilding, insulated and with a very high roof, approx 40m2, adjoining courtyard 'ruin' (still marked as a building) also approx 40m2.

Please ask for more photos and videos and to book your visit.

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Information about risks to which this property is exposed is available...